



PLANNING COMMISSION AGENDA REPORT

X.4

MEETING DATE: FEBRUARY 12, 2007

ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-06-67 FOR URBAN MASTER PLAN AT 1974 MEYER PL.

DATE: JANUARY 29, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
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DESCRIPTION

The proposed project consists of the following:

1. *Master Plan* to construct the "Palmilla Condominiums", a 5-unit multi-family, residential ownership development project in the Mesa West Residential Ownership Urban Plan area.
2. *Deviations* from development standards to be approved in the Master Plan relate to: minimum one-acre lot size for Urban Plan project, lot coverage, parking, open space, rear yard coverage, landscape parkway requirements, and front/side/rear setbacks.


APPLICANT

Michael Boudreaux of Morse-Boudreaux Architects, authorized agent for property owners, Craig and Jeffrey Hermann.

RECOMMENDATION

Approve Planning Application PA-06-67, which includes the Master Plan and deviations from specified development standards, by adoption of attached resolution.


CLAIRE L. FLYNN, AICP
Senior Planner


R. MICHAEL ROBINSON, AICP
Asst. Dev. Svcs. Director

PLANNING APPLICATION SUMMARY

Location: 1974 Meyer Place Application Number: PA-06-67

Request: Master Plan to demolish one single-family residence and construct a three-story, 5-unit attached multi-family residential common interest development in the Mesa West Residential Ownership Urban Plan area; Deviations from zoning requirements shown below by **.

SUBJECT PROPERTY:**SURROUNDING PROPERTY:**

Zone:	R2-HD/Residential Ownership Overlay Zone	North:	Single Family Residence
General Plan:	High Density Res.	South:	Multi-family Residences
Lot Dimensions:	49.68 ft. x 220 ft.	East:	Multi-family Residences
Lot Area:	10,930 sq.ft.	West:	Meyer Place
Existing Development:	Single Family Residential		

DEVELOPMENT STANDARD COMPARISON

NOTE: This table only depicts the development standards/design guidelines in the R2-HD zone and Overlay Zone which are applicable to this Mesa West Residential Ownership Urban Plan project. The Overlay Zone development standards supercede those in the base R2-HD zone.

Development Standard	R2-HD Zone/Common-Interest Dev. Stds.	Overlay Zone	Proposed
Lot Size			
Lot Width (Development Lot)	100 ft.	NA	50 ft. (existing)
Lot Area (Development Lot)	NA	One acre	10,930 sq.ft.**
Density			
Zone	Maximum 3 units 1 du/3,000 sq.ft.	Maximum 5 units 1 du/2,178 sq.ft.	Maximum 5 units 1 du/2,186 sq.ft.
General Plan/Urban Plan	1 du/2,178 sq.ft.	1du/2,178 sq.ft.	1 du/2,186 sq.ft.
Lot Coverage			
Buildings and Paving	Max. 60% (6,558 sq.ft.)	NA	Buildings: 3,355 sq.ft. Paving: 4,445 sq.ft. 71.3%** (7,800 sq.ft.)
Open Space	Min. 40% (4,372 sq.ft.)	NA	3,130 sq.ft. (28.7%)** [1,250 sq.ft. green deck not included in open space calculation]
TOTAL			10,930 sq.ft. (100%)
Building Height:	27'	3 Stories/45 ft.	3 Stories/37 ft.
Chimney Height	29'	47 ft.	40 ft.
2 nd Floor% of 1 st Floor ¹	80%	NA	100%**
Building Setbacks			
Front (Meyer Place)	20 ft.	NA	18 ft.**
Left Side	5ft.	NA	24 ft.
Right Side	5ft.	NA	3 ft. for main building** 0 ft. for 2-story green patio**
Rear	10 ft. for 1 st story 20 ft. for 2 nd story	NA	52 ft. for 1 st story 52 ft. for 2 nd story 0 ft. for 2-story green patio**
Average Second-Story Side Setback on right side ²	Avg. 10 feet	NA	Avg. 3 feet
Rear Yard Lot Coverage	250 sq.ft. (25%)	NA	840 sq.ft. (84%)**
Private Open Space	10' x 10' min. dim.	NA	10' x 10' min. dim.
Parking			
Tenant Parking Spaces	12.5 spaces (rounded to 13 spaces)	NA	12 spaces
Guest Parking Spaces	2.5 spaces (rounded to 3 spaces)	NA	3 spaces
TOTAL	16 spaces	NA	15 spaces**
Backup Distance	25 ft.	NA	25 ft.
Parkway Landscape	10 ft. combined width/3 ft. min. on one side/ 5 ft. min. adj. to house	NA	8 ft. combined width/2ft. one side/6 ft. adjacent to house**
Driveway Width:	16 ft.	NA	16 ft.

NA = Not Applicable or No Requirement

** Deviations from development standards may be approved by the Planning Commission as part of Master Plan.

¹ Design Guideline - Massing Calculation does not include square footage of 10' x 22' second-floor balconies above garage.

² Design Guideline for building articulation/massing.

CEQA Status	Categorical Exemption, Class 32, Infill Development
Final Action	Planning Commission

BACKGROUND

On April 4, 2006, the City Council adopted the Mesa West Residential Ownership Urban Plan. The purpose of the Urban Plan was to encourage development of new owner-occupied residential development by creating a high-density residential overlay zone. Flexible development standards were included as additional incentives to promote ownership housing.

On July 5, 2006, City Council completed a master plan screening of the proposed project, which originally included an underground parking structure and dwelling units constructed on the podium level. Council did not emphasize the importance of applying the minimum one-acre lot size requirement for Urban Plan projects to the proposed project. Overall, Council provided positive feedback regarding the development concept (Meeting Minutes, Attachment 7).

ANALYSIS***Project Location***

The project site consists of 0.25 acre parcel located at 1974 Meyer Place. This property is surrounded on all sides by multi-family zoned property. However, a single-family residence abuts the project site to the north. The property is located in the R2-HD zone and Mesa West Residential Ownership Urban Plan area.

Mixed-Use Overlay Zone

The mixed-use overlay zone allows high-density residential development up to 20 dwelling units per acre, pursuant to the approval of a master plan. In this case, a two-unit density bonus is required to accommodate the proposed 5-unit residential development at 1974 Meyer Place.

Following are justifications in support of the additional density allowed in the overlay zone:

1. Density increase is consistent with Mesa West Residential Ownership Urban Plan. The Mesa West Residential Ownership Urban Plan allows a density bonus of two units for the subject property as an incentive for redevelopment.
2. Two-unit density bonus would not result in significant traffic impacts. This increased density would result in a minor increase in average daily trips compared to General Plan conditions, as shown in the table below.

Table A – Trip Generation Comparison Analysis

	DEVELOPMENT	AM PEAK HOUR	PM PEAK HOUR	ANTICIPATED AVERAGE DAILY TRIPS
EXISTING USE:	1 unit	0.75	1.01	9.57
EXISTING R2-HD ZONING	3 units	2.4	3.0	25.5
PROPOSED OVERLAY ZONE PROJECT	5 units	4.0	5.0	42.5

Planning Application PA-06-67**Master Plan**

Master plans are required for projects in the Residential Ownership Urban Plan area. This allows review of the structures' scale, location of windows, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility and consistency with the surrounding area.

The proposed "Palmilla Condominiums" involves a master plan for a 5-unit, multi-family attached, common interest development. The existing single-family home and storage shed will be demolished (Applicant Letter, Attachment 4).

The following analysis summarizes the master plan's consistency with the following: 1) Mesa West Residential Ownership Urban Plan, 2) Zoning requirements for common-interest developments, and 3) Residential Design Guidelines.

- *Project achieves Urban Plan objectives.* The Residential Ownership Urban Plan has three primary objectives: promote Westside revitalization through homeownership, encourage owner-occupied housing, and apply flexible development standards to stimulate ownership housing. The proposed three-story, condominium development is a new type of urban housing in the area and complies with these important objectives.
- *Architecture promotes design excellence and compatibility.* The urban-style townhomes feature modern architecture and varied building materials/surface treatments. The earthtone color scheme and quality building materials reinforce the urban village concept. While the project lacks physically-articulated walls, it features stucco/stone/siding surfaces, stucco and metalwork elements, and large plantation-style balconies. The windows have custom shutters with stone accents. Additionally, the arched entryways with stone veneers and custom-made garage doors are unique enhancements to the building façade. Concrete tile roofing will also feature striated colors and distinct tile profiles to also provide interest (Striated Concrete Tile Examples, Attachment 6).

- Project gives consideration to adequate light and air to adjoining neighbors. The Residential Ownership Urban Plan allows additional height limit of up to three stories/45 feet in the overlay zone. The proposed structure is three stories/37 feet in height, or eight feet short of the maximum height that could be built. The residential design guidelines indicate that consideration be given to the effect of proposed development on the light, air, and privacy of adjacent properties. As a three-story structure, shade/shadow effects will primarily occur on the neighboring property to the north in the wintertime. Minimal to no shade/shadow effects will occur during the rest of the year (Summer, Fall, Spring). Please refer to the shade/shadow exhibits included in Attachment 8.

The three-story complex is sited along the southernmost portion of the property to the fullest extent possible and features an 25-foot side setback (excluding balcony) to its northern neighbor. During the winter solstice, shadows are cast to the north, over the proposed driveway, and onto the neighboring property. Given that these shade/shadow effects would still occur with a two-story structure, although the length of shadows would be comparatively shorter, and that the three-story building is sited as far from its northern neighbor as possible, these impacts are not considered significant. Furthermore, since the Urban Plan area has been identified as a revitalization area, this new type of three-story, "urban village" concept is considered consistent with the plan vision.

Deviations from Development Standards

The intent of the Residential Ownership Urban Plan is to provide a framework for private market reinvestment in the Westside. When Council adopted the Urban Plan, Council considered the importance of allowing flexible development standards as additional incentives to the developer to produce ownership housing in multiple-family zones.

Furthermore, Section 13-83.52(d) of the Zoning Code, Mixed-Use Overlay Zone, allows deviations from development standards based on the merits of a proposed project. Staff believes that the proposed project complies with the Urban Plan goals and results in a housing development that contributes to revitalization of the Westside. Without these incentives, the goal to revitalize the Westside may be more difficult to realize. However, in exchange for any deviation from the current standards, the project must provide additional amenities or design features.

Following are justifications for supporting flexible development standards and deviations from the following requirements:

- Council did not stress importance of the one-acre minimum lot size requirement. Deviation from minimum lot size requirements for Urban Plan projects is requested (one acre required, 0.25 acre proposed). When the development concept was screened by City Council, Council did not express concerns with the size of the 0.25 acre lot nor did Council advocate strict adherence to the minimum one-acre lot size required in the Urban Plan.

- Large balconies exceeding minimum private open space requirements are proposed as amenities. Deviation from open space requirements (40% required, 29% proposed) is requested. To compensate for the lack of open space, the project includes large, 220 square foot balconies which are double the minimum size for private open space areas required by Code. These large balconies cantilevering over the garage are unique design features which not only provide architectural interest along the front elevation but also become outdoor extensions of the living room/dining areas. To minimize privacy impacts, the second-story balconies feature a minimum 18-foot side setback from the neighboring property to the north. They are supported against the building and not by columns.
- Large "green deck" compensating for major coverage of the lot and lack of open space is proposed as additional amenity. Deviations from lot coverage (maximum 60% allowed, 71% proposed) and rear lot coverage (maximum 25% coverage allowed, 84% coverage proposed) are requested. The Urban Plan requires innovation in exchange for flexible development standards. The green deck will be a landscaped open patio area providing 1,250 sq.ft. of usable open space for the residents. It employs "green roof technology" in which the deck is covered with growing vegetation and lightweight soil over a waterproof membrane. While green roofs typically require a greater initial investment, there are many environmental benefits. The green deck also reduces storm runoff volume and peak flow rate, restores the ecological and aesthetic value of urban open space, and increase open-air, recreational space for the new homeowners (Green Roof Flyer, Attachment 5).
- Enhanced architectural treatment and varied building materials are proposed to compensate for minimal setbacks and building articulation. Deviations from the following setbacks are requested for the main building complex: (a) front setback requirement: 20-foot setback required, 18-foot setback proposed; (b) side setback: 5-foot side setback required, 3-foot setback proposed; (c) average sideyard setback [design guideline]: 10-foot average recommended, 3-foot average proposed. 10-foot rear setback required, 0-foot rear setback proposed. Enhanced treatment includes arched entryways, stone veneers, custom garage doors, wooden shutters, stucco and iron elements, wooden balconies, and concrete tile roofing. These features provide for a colorful, well-designed façade and better building definition. A condition of approval requires that approved enhancements must be implemented per plan, unless changes are approved in advance by the Planning Division, prior to release of the first certificate of occupancy.
- Landscape screening would minimize visual/privacy impacts of green deck at zero side/rear setbacks. Deviations from the following setback requirements for the green deck are requested: (a) side setback: 5-foot side setback required, 0-foot setback proposed; (b) rear setback: 20-foot rear setback required, 0-foot rear setback proposed. The green deck is an important feature of this Urban Plan development project not only because of the green roof technology, but also because it provides useable common open space for the residents. Four-foot tall railings and the heavily-landscaped perimeter of the green deck will minimize privacy impacts to surrounding properties. Conditions of approval relating to minimal night-time lighting of the balcony area and planting materials for visual screening will also minimize visual impacts.

- Project provides parkway landscaping to fullest extent possible given vehicle back-up distance requirements. Deviation from parkway landscape requirements is requested (10 feet required, 8 feet proposed). Code requires a minimum parkway width of 10 feet along the driveway. Due to the narrow width of the lot and the need to provide a 25-foot wide driveway for vehicle back-up from the garage, the proposed parkway width is two feet short of this requirement. This is considered a minor deviation. Staff required a minimum two-foot strip of landscaping along the left property line and stamped concrete driveway to provide visual interest.
- Minor deviation from parking requirements is considered within the spirit of the Urban Plan. Before rounding up to the next whole number, Code would require a minimum of 12.5 tenant covered parking spaces and 2.5 guest spaces for the project. However, Code requires that the tenant and guest parking spaces be **rounded up** separately, thus the parking requirements are 13 tenant spaces and 3 guest spaces, for a total of 16 spaces. The proposed project provides 15 spaces as covered parking within two-car garages or underneath a carport. The urban plan stresses the importance of compliance with parking requirements, however, this minor deviation due to rounding is still considered within the spirit of the plan. In addition, the proposed carport structure for the open parking spaces is considered an amenity.

Subdivision Map for Condominium Purposes

The "Palmilla Condominiums" project will involve a one-lot airspace condominium subdivision, to be submitted at a later date. Staff has conditioned the Master Plan on the submission of the subdivision map for condominium purposes to ensure that these units are ownership units. In contrast to a traditional small-lot residential common interest development project, the airspace within the building structures will be owned by the new residents, and the outdoor yard areas will be held in common by the homeowner's association, with exclusive rights over certain yard areas by the individual property owner. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

ALTERNATIVES CONSIDERED

The Planning Commission has the following alternatives:

1. Approve Master Plan, including all requested deviations. The Palmilla Condominium development is found to be in conformance with the City's General Plan and Mesa West Residential Ownership Urban Plan, which encourages ownership housing in the overlay zone. This action is consistent with the City Council's overall positive feedback on the development concept at the Urban Plan screening and would result in the construction of the first development project in the overlay zone.

2. Approve Master Plan with any modifications to the deviations. The Commission may modify or deny any of the requested deviations in the Master Plan. For example, if the Commission decides to deny the requested deviation from parking requirements, one unit would be reduced to a one bedroom unit to meet the City's parking requirements. Additionally, if the Commission does not consider the second-story green deck as an important amenity, Commission may decide to remove the deck feature from the plan.
3. Deny Master Plan. Staff support of the proposed project is largely based on interpretation of the Council's goals to revitalize the Westside and Council's emphasis on development flexibility. If Planning Commission has concerns with the extent of flexibility applied to the requested deviations, or any aspect relating to interpretation of the Urban Plan vision, the Commission may deny the Master Plan.

CONCLUSION

The Palmilla Condominiums project will be the first residential condominium project developed in the Mesa West Residential Ownership Urban Plan. The Urban Plan has three primary objectives: promote Westside revitalization through homeownership, encourage owner-occupied housing, and apply flexible development standards to stimulate ownership housing. The proposed three-story, condominium development is a new type of urban housing in the area which would comply with these important objectives. While there are several requested deviations from development standards, the proposed project exhibits design excellence and provides open space amenities that merit consideration of these deviations. Staff considers this project as a good opportunity to increase homeownership opportunities and thereby stimulate Westside revitalization.

- Attachments:
1. Vicinity Map
 2. Site Photos
 3. Planning Commission Resolution
 4. Applicant Letter dated October 12, 2006
 5. Green Roof Information
 6. Sample Concrete Tile (Striated Colors) Information
 7. Council Meeting Minutes from July 5, 2006
 8. Shade/Shadow Exhibits
 9. Site Plans/Elevations/Floor Plans

Documents Available on City website at www.ci.costa-mesa.ca.us:

- A. Mesa West Residential Ownership Urban Plan

Distribution: Assistant City Attorney
Deputy City Manager- Dev. Svcs. Director
City Engineer
Fire Protection Analyst
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Attachment 1 – Vicinity Map

Attachment 2
Site Photos



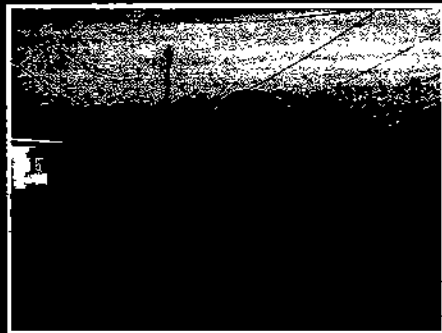
1974 Meyer Place Project Site



1970 Meyer Place
Apartment Complex Adjacent to Project Site



1970 Meyer Place: Side View



1976 Meyer Place Single-story Residential with
Detached Garage and Detached Single-story Unit



1978 Meyer Place: Side View



1973 Meyer Place: Single-story Residential
Directly Across From Project Site



1971-1975 Anaheim: Rental Units Directly
Behind Project Site

Attachment 3
Planning Commission Resolution

RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-06-67, INCLUDING MASTER PLAN AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, FOR A 0.25 ACRE PROPERTY LOCATED IN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN AT 1974 MEYER PLACE IN AN R2-HD ZONE AND MIXED-USE OVERLAY ZONE.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael Boudreaux of Morse-Boudreaux Architects for Planning Application PA-06-67 with respect to the real property located at 1974 Meyer Place;

WHEREAS, the proposed project involves Planning Application PA-06-67 for a Master Plan for a three-story, 5-unit, multi-family attached residential common interest development, with requested deviations from development standards including minimum lot size, lot coverage, rear yard coverage, open space, front/side/rear setbacks, parking, and landscape parkway requirements, as described in the Planning Commission staff report of February 12, 2007;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 12, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-67 for a Master Plan for a three-story, 5-unit, multi-family attached residential common interest development at 1974 Meyer Place in the Mesa West Residential Ownership Urban Plan area. The Master Plan includes the following approved deviations from development standards: (a) minimum lot size, (b) lot coverage, (c) rear yard coverage, (d) open space, (d) front/side/rear setbacks, (e) parking (f) landscape parkway width requirements, as shown in the Planning Application Summary Table of the Planning Commission staff report of February 12, 2007.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-67 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 12TH day of February, 2007.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 12, 2007 by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. Planning Application PA-06-67 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Residential Ownership Urban Plan. The proposed three-story, condominium development is a new type of urban housing in the area that complies with the important objectives of the Residential Ownership Urban Plan: to promote Westside revitalization through homeownership, encourage owner-occupied housing, and apply flexible development standards to stimulate ownership housing. The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Residential Ownership Urban Plan. The proposed 5-unit residential condominium project will meet the central objectives of Urban Plan to revitalize the Westside and create new homeownership opportunities. The proposed density at 1 unit per 2,186 sq.ft. is within the density limits of 20 units per acre allowed in the General Plan and Urban Plan. The two-unit density bonus would not result in any additional traffic anticipated in the High Density Residential General Plan land use designation.

- B. The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code because the Master Plan is found to exhibit excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed project complies with the Urban Plan to provide additional amenities or innovation in exchange for flexible development standards. The project includes adequate resident-serving amenities in the common and private open space areas. The provision of a "green deck" open patio area and large second-floor balconies are considered important amenities that compensate for these deviations. The green deck is an important feature of this Urban Plan development project not only because of the green roof technology, but also because it provides useable common open space for the residents. Overall the proposed master plan represents a desirable product type in conformance with the City's policy documents.

- C. The proposed project complies with Title 13, Section 13-83.52(d), Mixed-Use Overlay District, of the Municipal Code because:
 - a) The strict interpretation and application of the Zoning Code's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Residential Ownership Urban Plan. While the proposed master plan does not strictly conform to development standard related to minimum lot size, lot coverage, rear yard coverage, front/side/rear setbacks, open space, parking, and landscape parkway requirements, deviations from these regulations allow for a development that better achieves the purposes and intent of the General Plan and Urban Plan. Deviation from development standards would still result in a well-designed urban housing project that is considered compatible with the neighborhood. The urban plan stresses the importance of compliance with parking requirements, however, the minor parking deviation due to rounding is still considered within the spirit of the plan. In addition, the proposed carport structure for the open parking spaces is considered an amenity.

 - b) The granting of the deviation results in a common interest development which

exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential development.

- c) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. No adverse impacts from implementation of the proposed project are identified.
 - d) The long-term vision of the Mesa West Residential Ownership Urban Plan is to encourage marginal residential properties to be redeveloped into ownership housing. The strict application of code requirements for residential development standards would discourage redevelopment of this new type of urban housing and thereby deprive the property owner of special privileges afforded in the Urban Plan area. The requests for specified deviations are considered reasonable and would result in implementation of a residential ownership project supportive of the Urban Plan vision.
- D. The proposed project complies with Title 13, Section 13-29(e), of the Municipal Code because:
- a) The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will replace an existing residential structure. New 6-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent residential properties. The green deck and large balconies are important amenities which provide useable open spaces for the homeowners.
 - b) Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The project shall provide a standard residential drive approach from Meyer Place that shall be ungated to avoid vehicle queuing from the public street.
 - c) The planning application is for a project-specific case and does not establish a precedent for future development in the overlay zone.
 - d) The cumulative effects of Planning Application PA-06-67, including approval of requested deviations, have been considered.
- E. The project meets the purpose and intent of the Mesa West Residential Ownership Plan related to an aesthetic analysis. An aesthetic analysis of the interface and compatibility between adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, concluded that the project was found to be compatible with surrounding residential uses. The three-story complex is sited along the southernmost portion of the property to the fullest extent possible and features an 25-foot side setback (excluding balcony) to its northern neighbor. Given that shade/shadow effects would still occur with a two-story structure, although the length of shadows would be comparatively shorter, and that the three-story building is sited as far from its northern neighbor as possible, these impacts are not considered significant. The project architect has provided professional certification that adequate daylight plane requirements for adjoining

residential uses are met. Furthermore, since the Urban Plan area has been identified as a revitalization area, this new type of three-story, "urban village" concept is within the height limit allowed, and deemed compatible with, uses in the overlay zone.

- F. The project meets the purpose and intent of the Residential Design Guidelines which are intended to promote design excellence in new residential construction, with consideration given to compatibility with the established residential community. The proposed architecture exhibits design excellence and compatibility with the neighboring properties. Specifically, the urban-style townhomes feature modern architecture and varied building materials/surface treatments. The earthtone color scheme and quality building materials reinforce the urban village concept. While the project lacks physically-articulated walls and features an average 3-foot side setback, the development features stucco/stone/siding surfaces, stucco and metalwork elements, and large plantation-style balconies. The windows have custom shutters with stone accents. Additionally, the arched entryways with stone veneers and custom-made garage doors are unique enhancements to the building façade. Concrete tile roofing will also feature striated colors and distinct tile profiles to also provide interest.
- G. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- H. The proposed project complies with minimum requirements for emergency response access. Due to the 220-foot depth of the lot, the City's Fire Department has required the installation of residential sprinkler systems for all 5 dwelling units.
- I. The future subdivision for condominium purposes and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights- of-way and/or easements within the tract. The subdivision map application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- J. The future discharge of sewage from this future subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. The conditions of approval or code provisions of Planning Application PA-06-67 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
4. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. The subdivision map must be final and recorded prior to issuance of building permits.
5. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
6. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. No cross lot drainage to adjacent properties shall be allowed.
7. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
8. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.
9. Applicant shall consult with a qualified civil engineer, or equivalent professional, with direct experience in the construction and maintenance of green roofs/green decks. A letter or statement, wet-stamped and signed by a registered civil engineer, shall be provided on the plans certifying that the green deck meets safety standards.

10. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
11. Prior to issuance of certificate of occupancy, the applicant shall construct a 6-foot tall decorative block wall around the perimeter of the project site. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
12. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
13. Enhanced design elements and architectural treatment shall be provided to the satisfaction of the Development Services Director for front/side/rear elevations of the proposed building. Additional enhancement may be in the form of varied surface materials or painting techniques, including but not limited to, siding, stone face veneers, tile or wood shingles, wood shutters with stone accents, or any other appropriate methods/materials to provide visual interest. It is recommended that the applicant submit color elevation drawings for consideration prior to submission of working plans/drawings for plancheck.
14. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as an amendment to the Master Plan, or in the requirement to modify the construction to reflect the approved plans. Applicant shall contact the Planning Division at 714-754-5245 to obtain authorization for any revisions.
15. The roofing material shall be comprised of concrete tile with a striated color palette and not a monochrome palette to increase visual interest. In terms of the striated colors, the concrete tile shall be similar in design and substance to Eagle concrete tiles, such as the Bel Air (Rancho Cordova Blend) or American Heirloom (Roanoke Blend, Ladera Blend) variety.
16. The landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. Specifically, the 18-foot front setback area and the 3-foot right side setback area shall be landscaped with trees and vegetation to the fullest extent possible. An espalier structure or other landscape element shall be shown in the 3-foot side setback area to provide additional vegetation in this side yard. The landscape plan shall be approved prior to issuance of building permits.
17. If the project is constructed in phases, the decorative block wall, landscaping within the street setback areas, and irrigation shall be installed prior to the release of utilities for the first phase.
18. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
19. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
20. There shall be minimal nighttime lighting, primarily for security purposes, of the common areas. Any lighting under the control of the applicant shall be directed

- in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
21. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 22. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.
 23. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible. This condition excludes the proposed perimeter retaining walls along the development lot lines.
 24. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any private trash hauler that trash collection service can be provided to each individual dwelling unit. This letter shall be remitted to the Planning Division prior to issuance of building permits.
 25. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 26. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

A. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain a 20' x 20' unobstructed area in their enclosed garages to allow parking of two vehicles instead of any other purpose (e.g. storage) and (2) require that the HOA contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the second-story open patio deck area. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to preservation and maintenance of the open patio as a "green deck" in perpetuity by the homeowner's association. Similar to all other landscaped areas of the property, the CC&Rs shall indicate that the City's landscape ordinance shall also apply to

landscaping in the green deck area.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

- | | | |
|--------|-----|--|
| | 27. | Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities. |
| | 28. | Garages for individuals units shall be equipped with automatic garage door openers and roll-up garage doors. |
| | 29. | Final tract map shall be approved and recorded prior to issuance of building permits. |
| Trans. | 30. | Applicant shall close unused drive approach(es) with curb and gutter. |
| | 31. | Prior to submission of plans for plancheck, applicant shall revise the plan to show the ultimate right-of-way width on Meyer Place is 30 feet from centerline to property line. |
| | 32. | The residential driveway approach shall be constructed to suit approved entry design to the satisfaction of the Transportation Manager. Drive aisles, parking stall configurations, and turning radius must comply with the City's parking design standards. |
| | 33. | Vehicle Entry/Security gates shall be prohibited unless an acceptable security gate plan is approved by the Transportation Manager. |
| Eng. | 34. | Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling. |
| | 35. | Submit subdivision application and comply with conditions of approval and code requirements |
| | 36. | Applicant shall contact the Engineering Division in advance of submission of the subdivision map to discuss requirements for on-site retention of stormwater flows. |
| Fire | 37. | Provide Residential Fire Sprinklers per NFPA Standard 13R for all dwelling units. |

Attachment 4
Applicant Letter



The Hermann Group

Hathaway Real Estate Services Corporation

Craig Hermann, Realtor
Jeff Hermann, Realtor

October 12, 2006

City Council and Planning Department of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

To the honorable council members and city planners:

We are pleased to present a Master Plan request for a project within the Mesa West Residential Ownership Urban Plan. The parcel is located at 1974 Meyer Place and currently has a 730 sq. ft. home built in 1948 along with a small storage building on a lot that has 11,426 sq. ft. of land. The land is currently zoned R2-HD, which would allow 3 units. We are asking for a density bonus of two extra units.

The site slopes down 3-4' from the street level. The concept, designed by Morse-Boudreaux Architects of Costa Mesa, would be to take advantage of the site to provide a visually appealing presentation of residences and mature landscaping. In this manner, the landscaping visible from the street would minimize the impact of the buildings. Five 2BR/2.5BA condominiums in a Mediterranean style would occupy the site. This design would provide 5 cars in open parking in addition to the five 2-car garages. The overall height of the project would be approximately 33' from site grade to the top and would provide the owners with 9-10' floor-to-ceiling heights within the units. The units would approximate 1520 sq. ft. of living space. Unit entries are separated and have individual canopies. Unit floor plans would incorporate an open flow on the main living level (the second level) and a master suite and one bedroom on the third floor.

Setbacks on the sides and rear of our site would provide air and light, with minimal shading – mostly in the Winter - to the units and to the neighbors. We have been careful to consider both the Multi-Family units on one side and the single-family unit on the other. The architecture is Mediterranean in keeping with the beach area location of Mesa West and provides articulation of the facades to reduce the scale of the building mass and provide a pleasant view for the neighbors and passers-by. The materials used would be varied - stucco, glass, aluminum windows, ornamental stone and composite roofing that would look like slate, along with unique entry doors and canopies.

1974 Meyer Place Master Plan Submittal, Page 2.

The 2BR floor plans would be very popular within the Urban Village area and would provide a market value of around \$600,000 each. The city would benefit by increasing the ownership on this parcel from one owner (currently a rental) to five owners, which will increase tax revenue due to the higher property value of around \$3M.

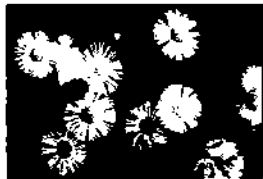
We believe this project reflects the spirit of the Mesa West Residential Ownership Urban Plan on a very difficult lot that is only 50' wide. There are numerous such narrow lots within the MWROUP area and the planning department has been helpful and understanding in its flexibility in the planning process. It is a modest plan providing good transition from the older residences to new construction and will set a standard for that neighborhood and for the ensuing development of the area. We hope to participate in future projects in this area to help accomplish the vision of the city leaders and planners. Most pleasing is to work with Micheal Boudreaux, of Morse-Boudreaux Architects, who has come up with a most creative plan for this site. We look forward to making this design a reality with your help and counsel.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Hermann". The signature is fluid and cursive, with a long horizontal line extending from the end.

Craig Hermann, REALTOR
(949)716-6622

Attachment 5
Green Roof Information

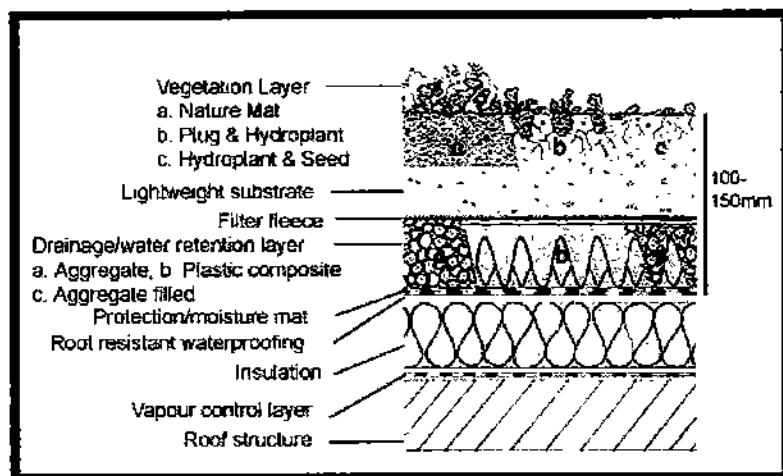


CITY OF COSTA MESA

Green Roofs

What Is A Green Roof?

Green roofs are roof covers that are partially or completely covered with vegetation and lightweight soil over a waterproofing membrane. The number of layers and the layer placement vary from system to system and green roof type, but at the very least all green roofs include a single to multiple waterproofing layer, drainage, growing media and plants, covering the entire roof deck surface.



Ecological Benefits

- Protects and improves water resources and reduces runoff
- Improves air quality
- Reduces noise
- Increases biodiversity
- Provides habitat for birds and insects
- Creates a green space in the city
- Improves the urban environment
- Reduces the urban heat island effect

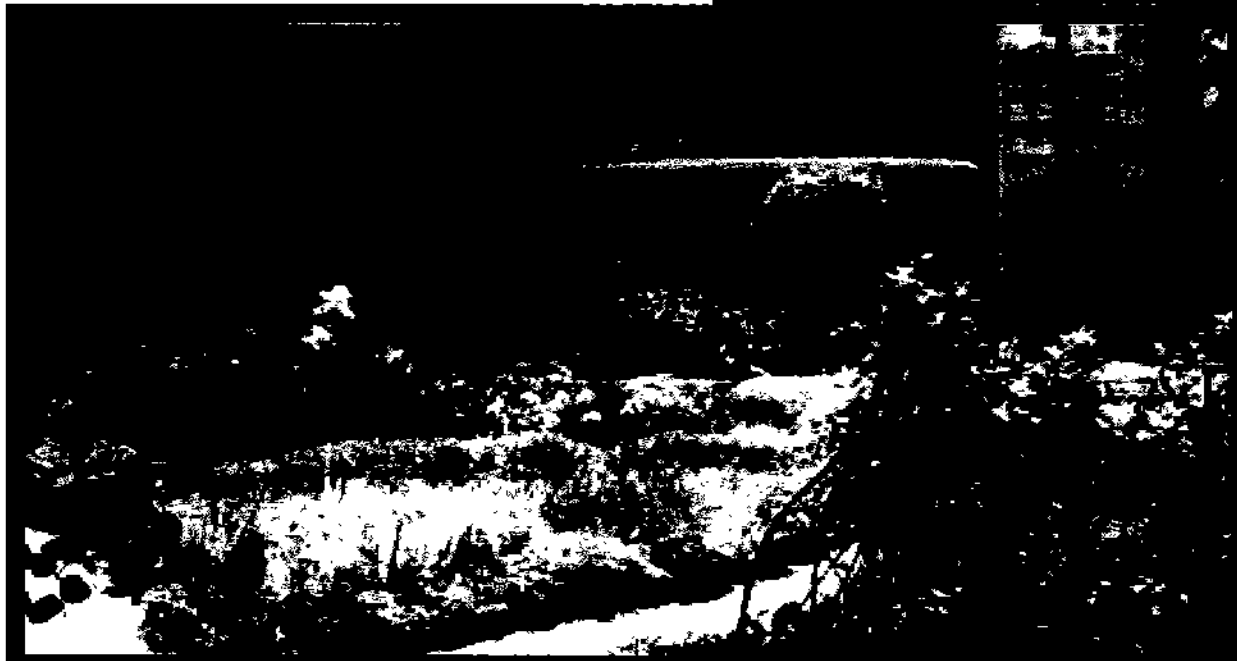


Environmental Benefits

- Conserves energy by moderating temperature of roof and surrounding areas
- Reduces air pollution and noise
- Reduces the ecological and aesthetic value of urban green space
- Protects environmental infrastructure systems, such as drainage and sewerage, from the risk of flooding
- Increases the amount of green space in the city
- Reduces the amount of energy used for heating and cooling
- Increases the amount of green space in the city

Cost Of A Green Roof

The cost of a green roof varies considerably depending on the type and factors such as the depth of growing medium, selected plants, size of installation, and use of irrigation. Green roofs range between \$25 and \$40 per square foot. Like any roof, the waterproofing membrane is the single highest cost item of a new roof. While green roofs typically require a greater initial investment, it is important to keep in mind that they can extend the life of the roof membrane and reduce the heating and cooling costs of the building.



Maintenance

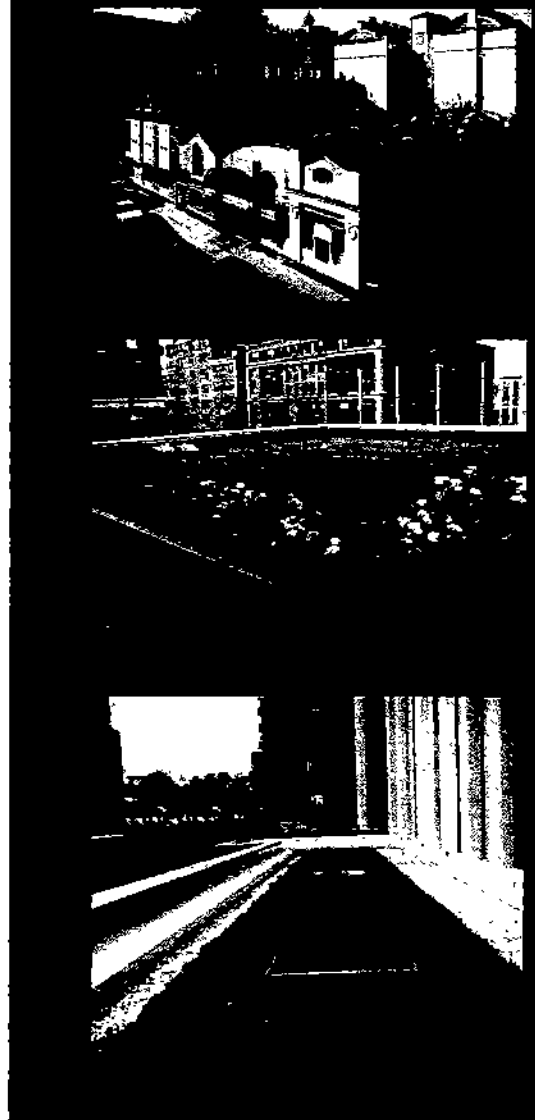
Once a properly installed green roof is well established, its maintenance requirements are usually minimal. However, some green roofing systems may have increased weight and more intensive plantings compared to other green roofs, and these may lead to higher maintenance requirements.

These maintenance requirements include:

- Inspection of the roof membrane (the most crucial element of a green roof)
- Watering and fertilizing
- Trimming and weeding
- Inspection for drainage
- Inspection for leaks



It also important to note that only lightweight engineered soil can be used on green roofs. Regular garden soil is heavy, can contain pathogens, undesirable insects, and weeds. Green roof soils need to be lightweight to conform to roof loading weight restrictions, drain properly and yet retain a certain amount of rain water.



Attachment 6
Sample Concrete Tile (Striated Colors) Information



CITYSCAPES HOMES

Notice: To ensure your satisfaction with your tile choice, we request that you obtain an actual tile sample or samples from your roofing contractor.

SEE



SCB8801



SCB8802



SCB8805



SCC8807



SCM8806



SCP8801



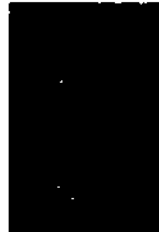
SCP8802



SCP8803



SCP8804



SCP8805



SCB8826



SCB8827



SCB8828



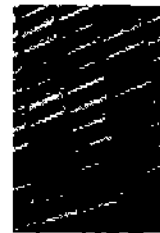
SCC8829



SCC8830



SCC8831



SCM8823



SCM8824



SCM8825

Attachment 7
Council Meeting Minutes from July 5, 2006

The Director of the Development Services summarized the agenda report and responded to questions from the City Council.

Peter Buffa, Costa Mesa, represented the Starpointe Ventures and Green Law Partners; mentioned that the site has a potential as a mixed use location and it would revitalize the Downtown "Triange Square" area. He stated, if approved, project details will be developed with traffic and engineering consultants. He commented on providing quality for-sale residential products; advised Council to examine the overall height of the project instead of the amount of stories; and stated that residential conversion will have a significant reduction in traffic.

The Mayor asked if anyone wished to comment on the matter.

1. Jean Forbeth referenced staff comments in the paper relating to the requirements of affordable housing in the redevelopment area.

Development Services Director Don Lamm indicated that this project is applicable.

2. Beth Refakes, Costa Mesa, commented on the look of Newport Boulevard and Triangle Square; pointed out the windows of the property are covered with advertising; expressed concern of the building height, parking, traffic concerns, and owner occupied housing.

3. Megan Jamieson, Costa Mesa, expressed concerns of traffic, operation space, construction phase, and parking overflow.

MOTION: Accept.

Moved by Council Member Gary Monahan, seconded by Council Member Katrina Foley.

Council Member Foley suggested working with traffic and temporarily closing Broadway to see the effects on traffic. Council Member Dixon suggested green roofs.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: Mayor Pro Tem Eric Bever



2. Urban Master Plan Screening requests within the Westside Urban Plan area for the following:

(a) UMP-06-01 for a 5-unit residential condominium development proposed at 1974 Meyer Place.

(b) UMP-06-05 for a 6-unit live/work development proposed at 1716/1720 Whittier Avenue.

(c) UMP-06-06 for a 28-unit residential condominium development proposed at

2013-2029 Anaheim Avenue.

The Senior Planner summarized the report and responded to questions from the City Council.

Michael Boudreaux, with Morse and Boudreaux Architects, represented Michael Evans owner of the Whittier property and Craig Hermann owner of the Meyer property. He responded to questions from the City Council. He stated that live/work development has overlay ordinance limitations and suggested uses; and he expected it to be used by artisans, artists, or professionals working at home.

Council Member Monahan expressed his support for all plans. Council Member Foley noted the lack of open space and recreational space and requested addressing energy conservation. Council Member Dixon suggested looking into green roofs. The Mayor referred to the Meyer Place property and expressed concern of the five units on a quarter of an acre and requested clarification on the tandem parking at the Anaheim Avenue property.

In reference to the Mayor's comment, Al Mozayeni, representative of ABCO Reality and Investments, indicated that the Anaheim Avenue project is 40% open space and tandem parking would be in private garages.

The Mayor asked if anyone would like to speak on the item.

1. Carole Ann Burr, Costa Mesa, expressed her concern of an impaired visual ability when entering and exiting south and north of the project; referred to the curb parking and its obstructed view for a safe exit and entry; and opposed the height of the project; mentioned noise abatement control; and requested that consideration be given to the surrounding properties and residents.

2. Mona Carol, Costa Mesa, suggested for Council to visit the project area; and expressed concerned of the impact it will have on the neighborhood.

MOTION: Receive and file reports.

Moved by Mayor Allan Mansoor, seconded by Council Member Gary Monahan.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: Mayor Pro Tem Eric Bever

3. Urban Master Plan Screening requests within the SoBECA Urban Plan area for the following:

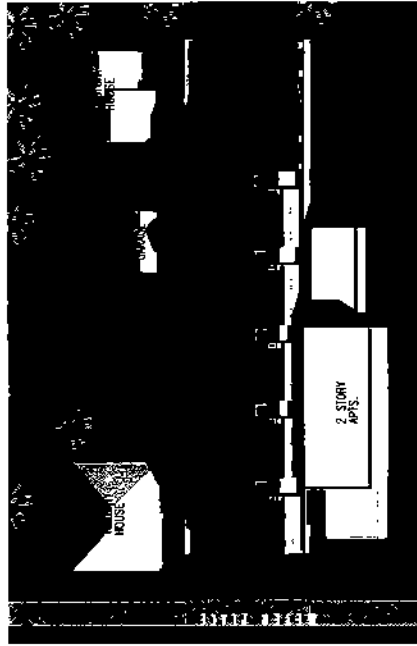
(a) UMP-06-02 for Mixed-use development proposed at 709 Randolph Avenue.

(b) UMP-06-03 for artist studios and live/work lofts development proposed at 765 Saint Clair Street.

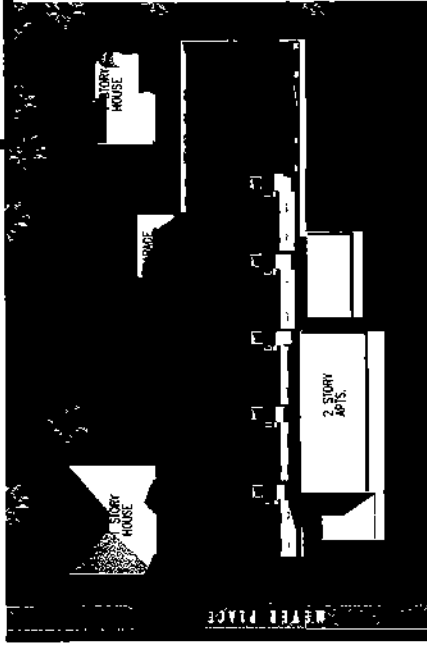
**Attachment 8
Shade/Shadow Exhibits**

PALMILLA CONDOMINIUMS

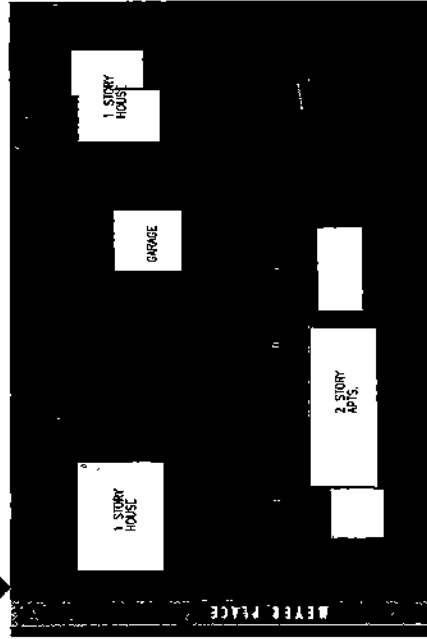
1974 Meyer Place, Costa Mesa, CA



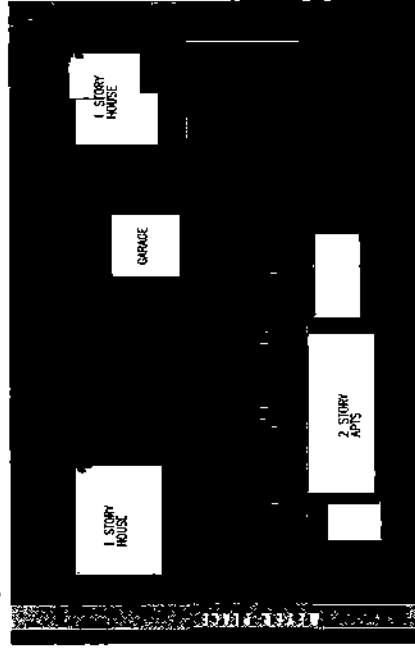
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WINTER 10 A.M.



SUMMER 2 P.M.



SUMMER 10 A.M.

M-BA
0014.DCS

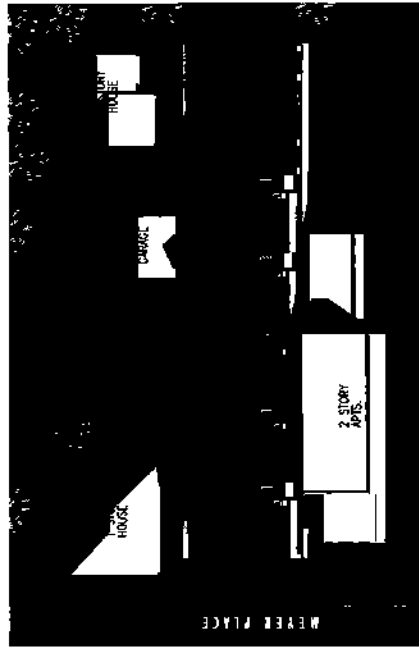
THREE STORY SUN STUDY

MORSE - BONDREUX ARCHITECTS
1931A Newport Boulevard
Costa Mesa, CA 92627

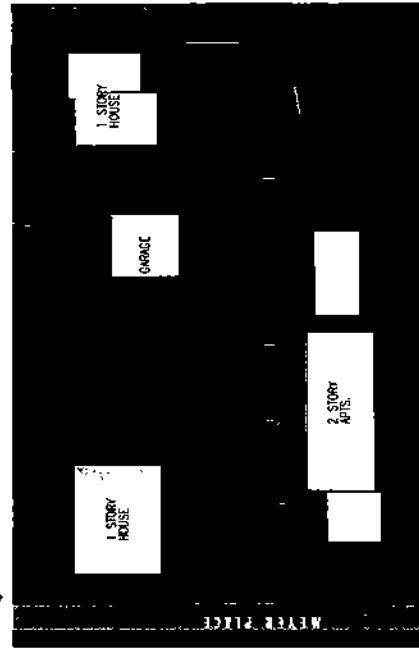
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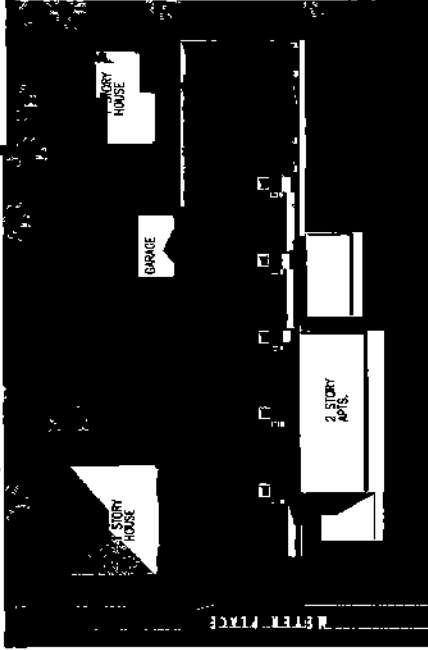
1974 Meyer Place, Costa Mesa, CA



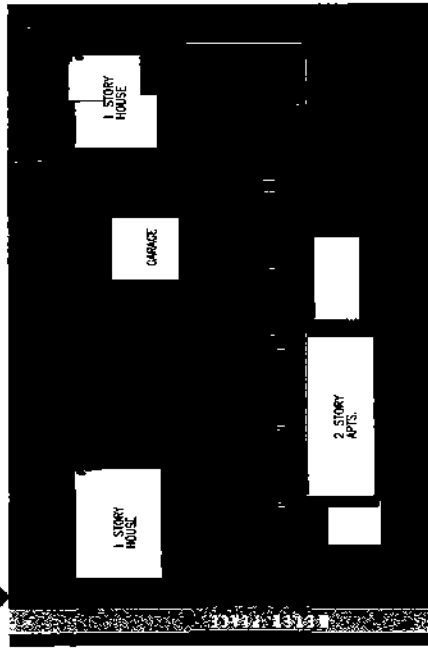
WINTER 2 P.M.



SUMMER 2 P.M.



WINTER 10 A.M.



SUMMER 10 A.M.

TWO STORY SUN STUDY

M-BA
COSTA MESA

MORSE - BOUDREAU ARCHITECTS

1931A Newport Boulevard
Costa Mesa, CA 92627

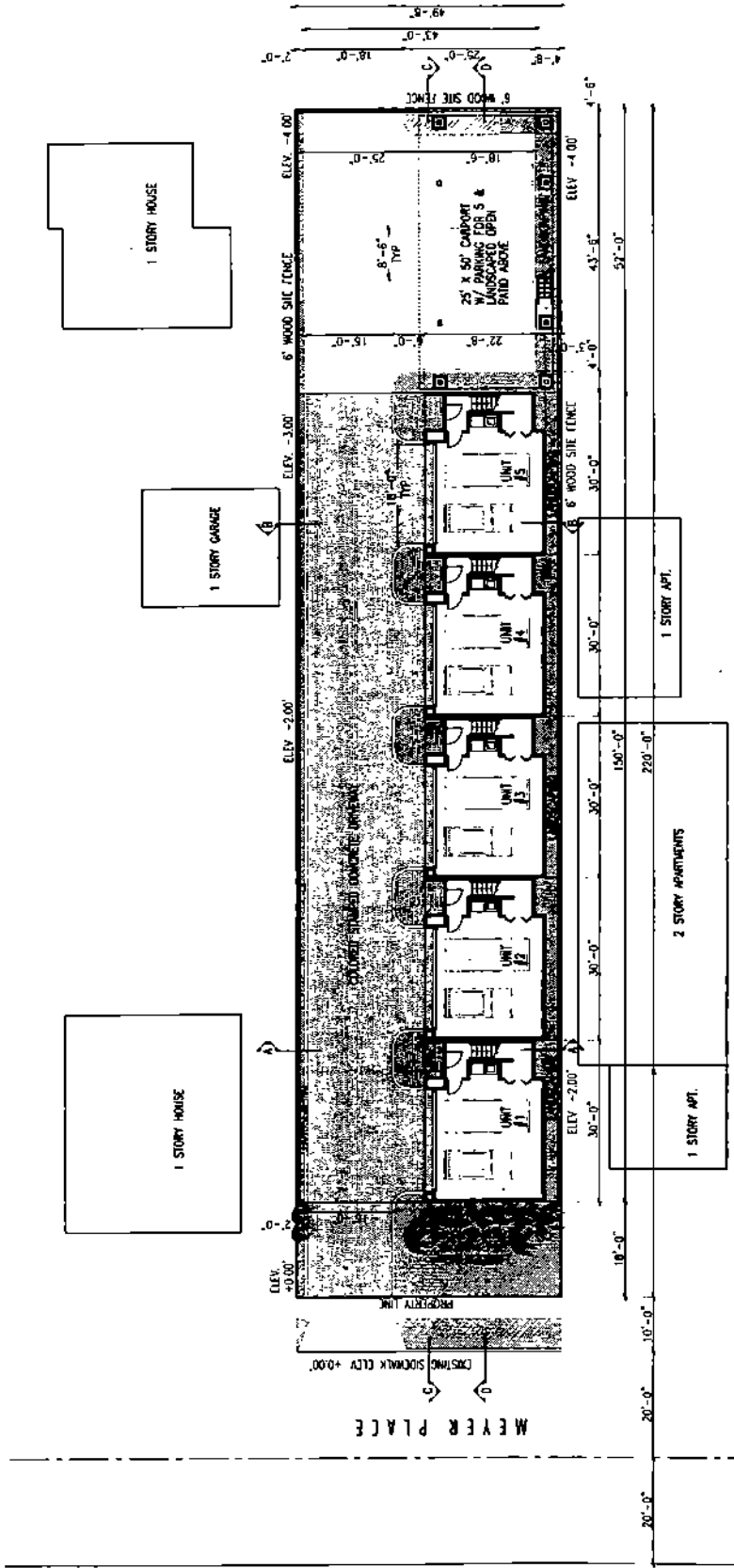
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**Attachment 9
Site Plan/Floor Plan/Elevations**

PALMILLA CONDOMINIUMS

1974 Meyer Place, Costa Mesa, CA



SITE PLAN
1/8" = 1'-0"

AREA TABULATIONS

ENTIRE SITE 40'-0" X 220'-0" = 10,000 SQ. FT.
5 - 2 BEDROOM UNITS

OPEN SPACE INCLUDING:
COMMON YARD AREA - GREEN CARPORT LANDSCAPE PAID, 40% OF SITE
LANDSCAPING, FORTICHES & TREES, 4,380 SQ. FT.
DRIVEWAY
5 COVERED PARKING SPACES (15 TOTAL PARKING SPACES)
4,445 SQ. FT. 41% OF SITE
1st FLOOR BUILDING 3,355 SQ. FT. 31% OF SITE
2nd FLOOR BUILDING 3,335 SQ. FT.
3rd FLOOR BUILDING 3,560 SQ. FT.

M-10

08-18-12

40

MORSE - BOUDREAU ARCHITECTS

1931A Newport Boulevard

Tel. 949.515.4870

Costa Mesa, CA 92627

Fax 949.515.4875

CONTRACT NO. 08-18-12

DATE: 08-18-12

CONTRACT NO. 08-18-12

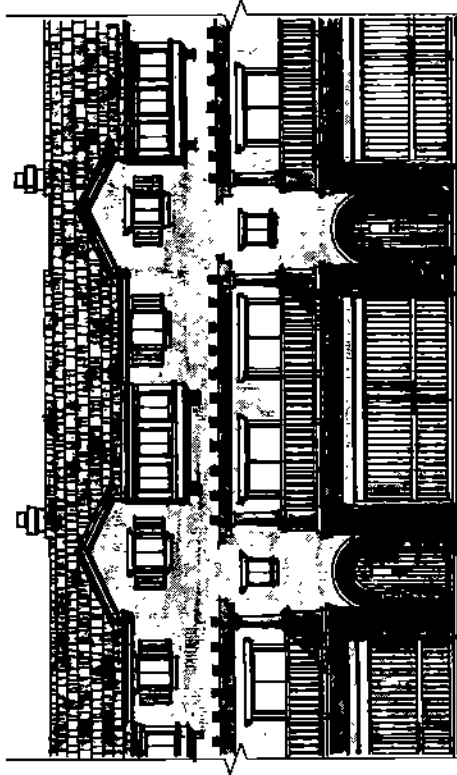
DATE: 08-18-12

PALMILLA CONDOMINIUMS

1974 Meyer Place, Costa Mesa, CA



RENDERED WEST ELEVATION
1/4" = 1'-0"



RENDERED PARTIAL NORTH ELEVATION
1/4" = 1'-0"

41

M-BB

MORSE - BOUDREAU ARCHITECTS

1931A Newport Boulevard

Costa Mesa, CA 92627

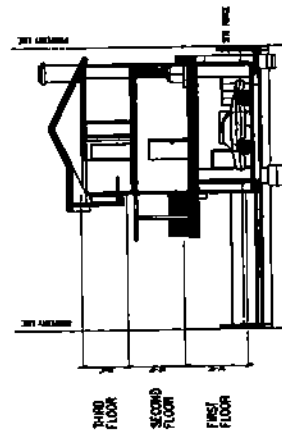
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Fax 949.515.4875

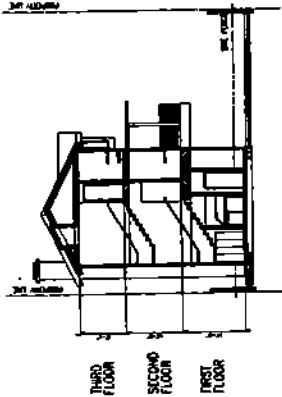
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PALMILLA CONDOMINIUMS

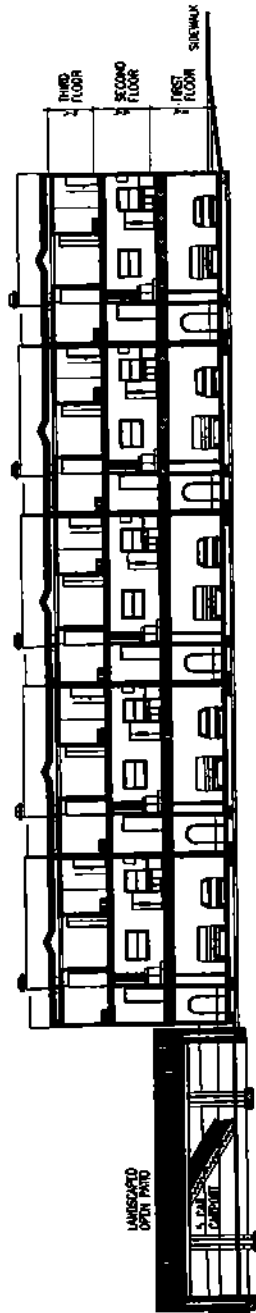
1974 Meyer Place, Costa Mesa, CA



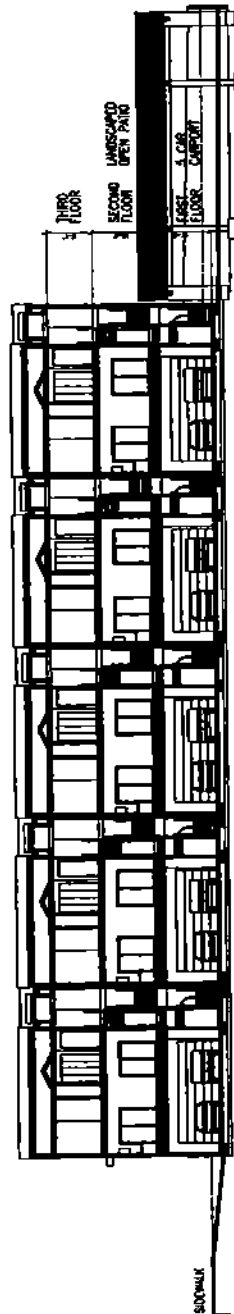
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SECTION B-B
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SECTION C-C
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SECTION D-D
1/8" = 1'-0"

42

M-BB

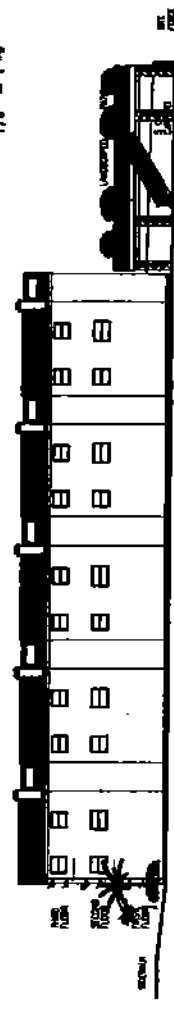
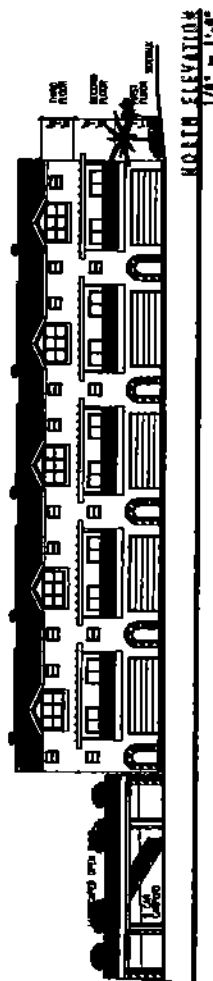
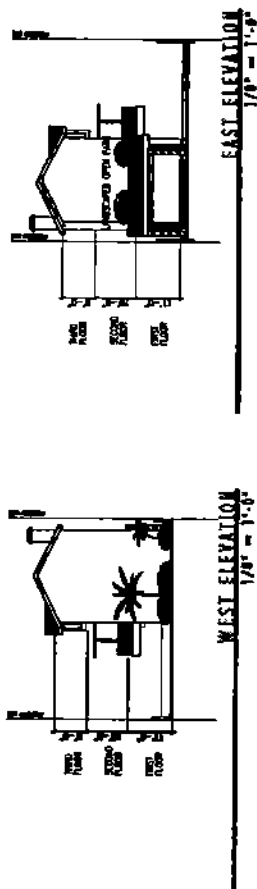
MORSE - BOUDREUX ARCHITECTS

1931A Newport Boulevard
Costa Mesa, CA 92627

Tel. 949.515.4870
Fax 949.515.4875

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PALMILLA CONDOMINIUMS 1974 Meyer Place, Costa Mesa, CA.

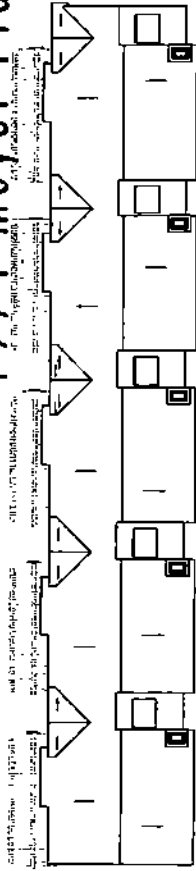


M.B.A.

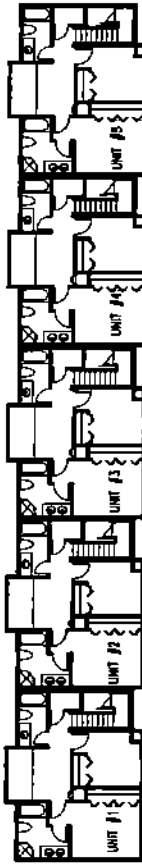
MOISE - BOURGEOIS ARCHITECTS
 1904 Newport Boulevard
 Costa Mesa, CA 92627-43
 Tel. 949.515.4070 Fax 949.515.4075

PALMILLA CONDOMINIUMS

1974 Meyer Place, Costa Mesa, CA



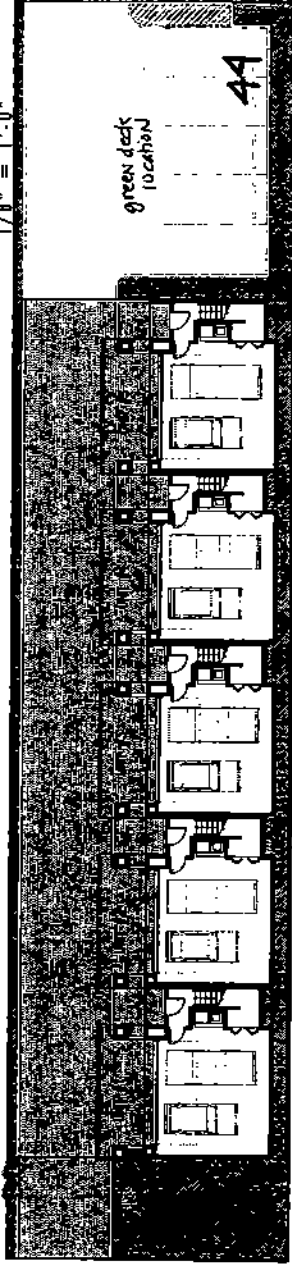
ROOF PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

M-BB

UNIT 15A

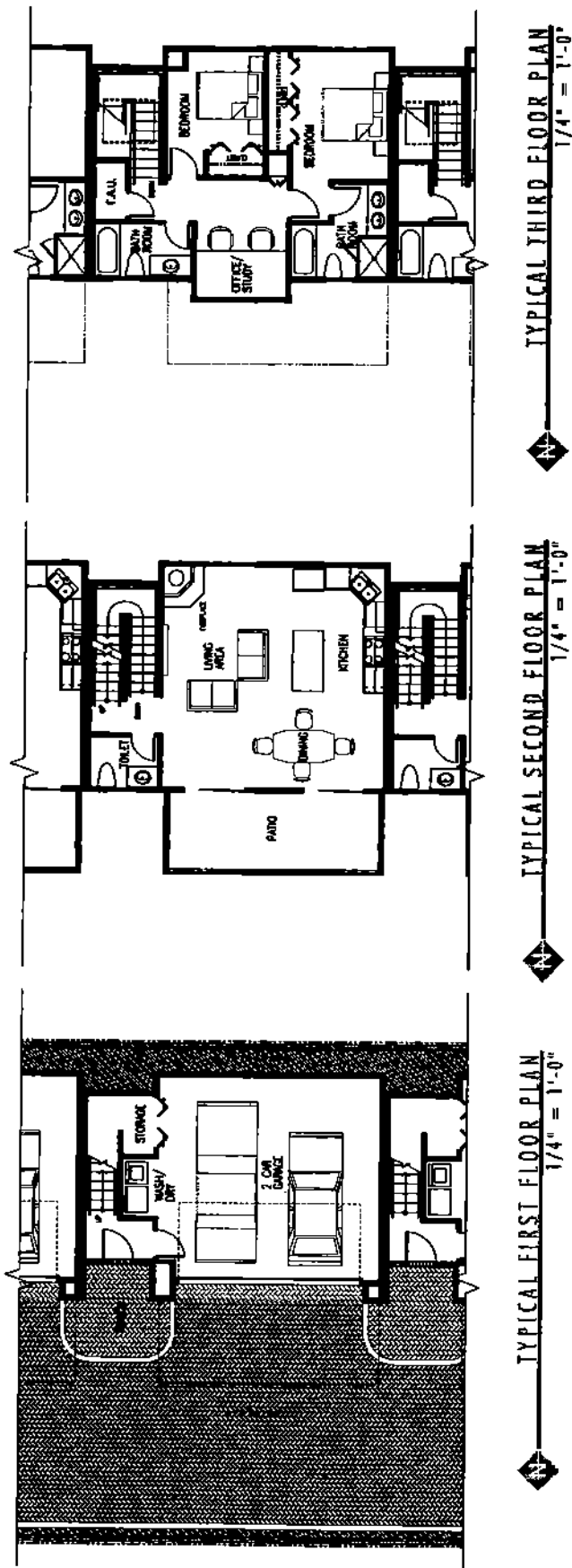
MORSE - BOUDREAU ARCHITECTS

1937A Newport Boulevard
Costa Mesa, CA 92627

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PALMILLA CONDOMINIUMS **1974 Meyer Place, Costa Mesa, CA**



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